

Stone house with rental property and a large garden featuring a swimming pool, situated in a charming village

EXCLUSIVE



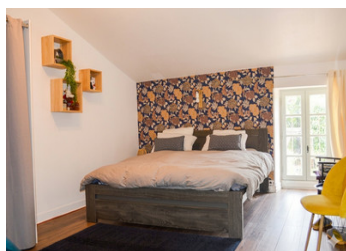
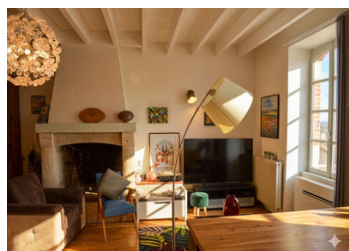
INFORMATION

Town:	Hautefage-la-Tour
Department:	Lot-et-Garonne
Bed:	7
Bath:	4
Floor:	327 m2
Plot Size:	2600 m2

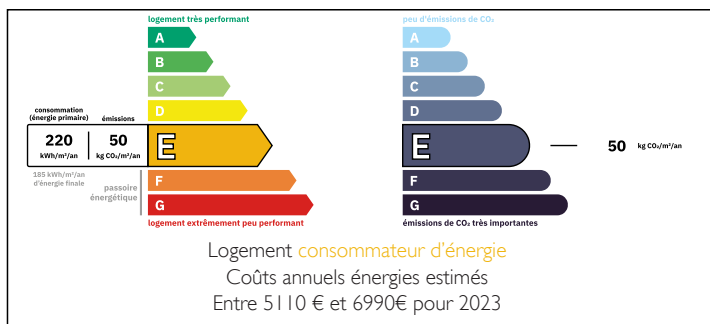
IN BRIEF

Elegance and Character in the Heart of a Historic Village

Ideally situated between Agen and Villeneuve-sur-Lot, in the centre of the charming village of Hautefage-la-Tour, discover this authentic property. This rare estate offers breathtaking views of the village's monumental tower. The main house comprises a kitchen-diner with a fireplace, a light-filled living room and a conservatory. The first floor features four spacious bedrooms, complemented by a separate bedroom with an en-suite bathroom, ideal for guests. On the ground floor, a large games room and a boiler room add to the space. The tree-lined orchard features a 12m x 5m saltwater swimming pool with a diving pit. As for the outbuildings, the property has three garages, one of which is suitable for a motorhome. Two major assets: a furnished two-bedroom rental property (€630/month) guarantees immediate income, and

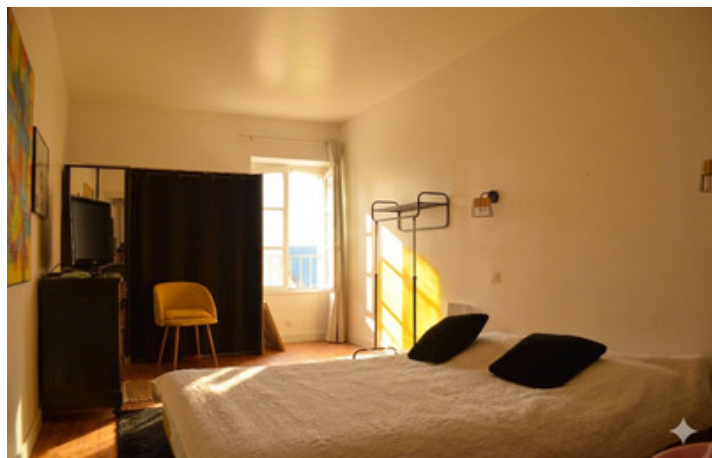


ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The main house comprises:

On the ground floor:

- A 19m² conservatory
- A 29m² kitchen-diner with an open fireplace
- A 38m² living room
- A small 1.93m² shower room
- A toilet

First floor:

- A landing
- A 20m² bedroom
- A 19m² bedroom
- A 13m² bedroom
- A 17m² bedroom
- A 6.03m² bathroom with toilet

Ground floor:

- A 40m² games room
- A 46m² boiler room with laundry area

LOCAL TAXES

Taxe habitation: 2164 EUR

NOTES

The separate bedroom measures 20m² with en-suite bathroom and toilet

The rental property with its garage measures 75m²

The first ground-floor garage measures 50m²

The second garage with motorhome space measures 100m²

The third garage measures 38m²

Another house to restore, with a floor area of 84m²

The 12m x 5m swimming pool with diving pit is salt-water, using electrolysis. It is connected via Wi-Fi, as is the associated robot.

The garden features fruit trees (cherry, apple, plum, pear, etc.)

Heating is provided by an oil-fired boiler and a reversible air conditioning system

Hot water is supplied by a separate water heater

The windows are double-glazed

The gate is automated

Wastewater is discharged via the mains drainage system

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>